

157.0

0002

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

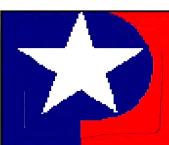
858,000 / 858,000

USE VALUE:

858,000 / 858,000

ASSESSED:

858,000 / 858,000



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
87		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHAPMAN DARREN L--ETAL	
Owner 2: CHAPMAN LAURA A	
Owner 3:	
Street 1: 87 GEORGE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

SALES INFORMATION	TAX DISTRICT	PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20472-241		4/1/1990			1	No	No	A

NARRATIVE DESCRIPTION	
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 2748 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
5/29/2012	658	Demoliti	4,500					DEMO PORCH / INSTA	5/22/2018	MEAS&NOTICE	BS	Barbara S							
7/8/2011	671	Manual	6,000	C				INSTALL 2 SOLAR RO	6/10/2015	Permit Visit	PT	Paul T							
5/15/2002	438	Addition	70,000	O		G4	GR FY04	16X20 ADDITION-REM	4/3/2012	Info Fm Prmt	BR	B Rossignol							
12/3/1996	626	Addition	22,500					ADD 2ND FLOOR	12/1/2008	Measured	372	PATRIOT							
									11/6/2000	Hearing Chag	264	PATRIOT							
									11/29/1999	Meas/Inspect	268	PATRIOT							
									7/22/1993		EK								

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000	Sq. Ft.	Site			0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070

Total SF/SM: 7000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 441,000

Spl Credit

Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Good												
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: MAUVE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 2	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDO INFORMATION				Lvl 2									
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G16		Fact: .		Floor:				Totals	RMS: 8	BRs: 3	Baths: 1	HB 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal 1	- Drywall			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors: 4	- Carpet	50 %		Total:	18.6 %												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 130.00													
Bsmnt Gar: 1				Size Adj: 1.12683916													
Electric: 3	- Typical			Const Adj: 0.99495000													
Insulation: 2	- Typical			Adj \$ / SQ: 145.749													
Int vs Ext: S				Other Features: 112992													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: Yes	Central Vac: NO			Adj Total: 511125													
% Com Wal		% Sprinkled		Depreciation: 95069													
				Depreciated Total: 416056													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 157.0-0002-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	2006	0.00	T	10.4	101					
19	Patio	D	Y	1	15X18	A	AV	2010	3.64	T	7.2	101			900		900
More: N	Total Yard Items:	900	Total Special Features:						Total:						900		
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,364	55,090	75,147	BMT	100	RRM		40	A							
FFL	First Floor	1,364	145,750	198,802													
SFL	Second Floor	838	145,750	122,138													
WDK	Deck	176	11,620	2,046													
Net Sketched Area: 3,742				Total: 398,133													
Size Ad	2202	Gross Area	3742	FinArea	2748												
IMAGE																	
AssessPro Patriot Properties, Inc																	